

**REDEVELOPMENT COMMISSION
STUDY SESSION
OCTOBER 18, 2017 5:30 P.M.
MUNICIPAL CENTER BUILDING, COUNCIL CHAMBERS
50 E. CIVIC CENTER DRIVE, GILBERT, ARIZONA 85296**

COMMISSIONERS PRESENT: Ryan Hamilton, Chair
Marc Barlow, Commissioner
Tyler Hudgins, Commissioner
Niels Kreipke, Commissioner

COMMISSIONERS ABSENT: Kate Kresse, Vice Chair

COUNCIL PRESENT: Scott Anderson, Councilmember

STAFF PRESENT: Daniel C. Henderson, CEcD Economic Development Director
Amanda Elliott, Heritage District Liaison
Nancy Davidson, Assistant Town Attorney
Gilbert Olgin, Planner II
Nathan Williams, AICP, Senior Planner

CALL TO ORDER:

The Study Session was called to order at 5:33 P.M.

- 1. GP17-1010 LACY TRACT: GP17-1010: Request for Minor General Plan Amendment to change the land use classification of approximately 1.12 acres of real property generally located at the northwest corner of Elliot Road and Gilbert Road from Residential > 5-8 land use classification to Village Center (VC) land use classification. The effect of this amendment will be to change the plan of development for the property to allow commercial development.**

Z17-1018 Lacy Tract: Request to rezone approximately .87 acres of real property generally located at the northwest corner of Elliot Road and Gilbert Road from approximately 1.12 acres of Single Family Residential-6 (SF-6) to approximately 1.12 acres of Heritage Village Center (HVC) Zoning District. The effect of the rezoning would be to allow commercial development of the property.

Gilbert Olgin presented the request for a General Plan Amendment on GP17-1010. The .87 acre subject site is downtown on Ash Street and Washington Avenue. The first request is to amend the General Plan from Residential 5-8 DU/Acre to the Village Center classification. To the north and west of the site is residential, and to the south and east is Village Center commercial. The second request is to rezone the property from Single Family-6 to the Heritage Village Center (HVC) zoning district. A neighborhood meeting was held on September 27, 2017 to discuss the possible uses for this site. At this time, there are no specific plans in place. There was public concern regarding a bar or night club use, as well as the plan to abandon Washington Avenue in order to combine this property with the adjacent Town-owned parcel. There are height limits with the current code as well as protections from certain uses.

The next steps will include a Redevelopment Commission Public Hearing on December 20, 2017, a Planning Commission Public Hearing on January 3rd, 2018, and a Town Council Public Hearing on February 2, 2018.

Discussion:

Commissioner Hudgins asked about other public concerns with this proposal. There were concerns with the circulation and the abandonment of the right-of-way on Washington. There is the possibility for a residential use on the upper floors, and there was concern for maintaining on-site parking. The major concern was with a possible bar/nightclub use, and the type of noise pollution that may be produced. The church had that same concern as well as the potential for people to use their parking area.

The upcoming public hearings will provide additional opportunities to voice concerns. The public may also submit questions or concerns by mail or email to be included in the public hearings.

Commissioner Barlow recused himself from Agenda Items 2 and 3 due to his property ownership in the vicinity of those projects.

2. DR17-1144, Heritage District Parking Garage II: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 1.2 acres, generally located at the northeast corner of Gilbert Road and Hearne Way zoned Heritage Village Center (HVC).

Nathan Williams reviewed the application for the Heritage District Parking Garage II with the request for a Conditional Use Permit to allow a parking facility in the Heritage Village Center. The Town Council accepted the Master/Concept Plan in April, 2017. The Use Permit will go before the Planning Commission with a recommendation from the Redevelopment Commission. The Design Review application will come back before the Redevelopment Commission in December.

The 1.2 acre site is east of Gilbert Road, north of Vaughn Avenue, and adjacent to the Hearn Way cul-de-sac. The main access will be on the southwest corner. Valet access will be on the west side with Hearn going one-way eastbound from Gilbert Road. Bricomp will be a two-way road with emergency access. The Hearn Way and Bricomp improvements will be done as separate CIP projects. The garage will be just under 210,000 square feet with 5 decks of 42,000 square feet, and 600 total spaces. There will be a 10-foot setback next to the Multi-Family on the east side. The landscape plan was reviewed. The ground level will be mostly valet and ADA spaces. Elevations were reviewed with colors, materials, and textural elements. The majority of the structure will be cast-in-place concrete. The west elevation, visible from Hearn Way, will feature a clock tower which will house a glass-backed elevator. CMU block, aluminum fins, and uplighting will add interest.

Discussion:

Commissioner Hudgins understood that the original concept was not in the budget, although he was not impressed with the new design. He noted that the side panels were the main feature in the original design concept, and without that feature the design is bland. He asked what other alternatives could be considered that are within the budget. Mr. Williams explained that the design was driven by the budget, and the cast-in-place structure has impacted the budget significantly. The architect is trying to provide articulation to the building through paint colors and the aluminum fins. The fins are also a budget item. Commissioner Hudgins asked whether alternatives were considered with more brick or different colors. Mr. Williams stated the numbers were not done for other options.

Commissioner Kreipke echoed the same concerns and stated of the five or six different versions previously presented to the Redevelopment Commission, this is the least impressive. Aside from the clock tower/elevator feature, the rest of the building has been simplified compared to the prior designs. He felt the design should be complementary to the rest of the architecture downtown. He had no concern with the concept, although he would like to see more architectural elements.

Commissioner Hudgins noted the concern with the first garage not being wide enough and asked if an increase in width was considered for the upper floors. Mr. Williams stated that attention has been paid to that particular issue. The Land Development Code requires 9-foot wide 18-foot deep spaces, and a 24-foot wide aisle. This design has increased the aisle width to 26 feet.

Chair Hamilton agreed with the prior comments and felt the current design had been stripped down. His preference would be to dress it up. He asked if other lessons learned from the first garage have been incorporated. Mr. Williams stated more attention was given to the drive aisle width, restrooms, and additional bike parking. Bricomp Way will be a pedestrian plaza and we made sure to incorporate amenities that were lacking in downtown into this project.

Amanda Elliott stated the team looked at the first garage extensively to drive the methodology for the new garage and to address drainage and other maintenance issues.

Commissioner Kreipke asked if the cast-in-place versus pre-cast construction would either lower or increase the floor to floor height. The response was no in either case.

Commissioner Hudgins requested that a list with price points be provided when this comes back before the Commission with additional options. Mr. Williams will relay all of the comments back to the team to explore more creative options to dress up the garage design.

Public Comment: There was a request to speak by Marc Barlow.

Chair Hamilton asked the Town legal staff for the parameters for public comment from Commissioner Barlow, although he would be speaking as a citizen rather than a Commissioner.

Nancy Davidson, Assistant Town Attorney, advised that it would not be appropriate for Mr. Barlow to comment or to engage in discussion on this item due to his recusal from this agenda item. Under the Conflict of Interest Statute and the Town policy, a recusal means that there will be no participation in the matter, including discussion.

With no further public comment, the item was closed.

3. DR17-1160, The Yard at Gilbert Heritage District: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately .55 acres, generally located at the northeast corner of Gilbert Road and Hearne Way zoned Heritage Village Center (HVC).

Attorney Davidson advised that due to his recusal from this agenda item, Commissioner Barlow would be required to leave the dais during this item.

Nathan Williams reviewed the application for The Yard on a 0.5 acre site west of the parking garage. This project is 20,500 total square feet with just over 15,000 square feet of indoor dining and seating with a bandstand and bar, and approximately 6,000 square feet of outdoor dining, seating, and entertainment space. The covered outdoor area faces Gilbert Road and the front access will be off of Hearn Way on the southern elevation. An Administrative Use Permit will be requested for off-site parking in the Heritage Village Center. The building architecture is influenced by Gilbert's roots in agriculture with a contemporary spin. To the north is the canal and the parking garage will be to the east. The south elevation features a living wall with vines. The metal and glass elements on the south elevation will comply with transparency requirements on the building frontage. The north elevation will be primarily the blue metal wall and roof panels. The west elevation facing Gilbert Road is primarily glass and the covered patio with fencing of 2x4 powder-coated steel tubing, 6 inches on center. A landscape hedge will be maintained at 24 inches along the 6-foot tall fence facing Gilbert road. The project is designed to comply with transparency requirements along the public right-of-way. Mr. Williams looked to the Redevelopment Commission for feedback.

Discussion:

Commissioner Kreipke liked the concept and design overall. He asked if the 6-inch spacing in the fencing is required with regard to the transparency. Mr. Williams was looking for feedback from the Commission as to whether they felt the fence was transparent enough compared to other patios in the Heritage District. Commissioner Kreipke noted that the original Yard location on 7th Street was completely blocked off from the street with fencing, partly due to noise considerations. He felt this design provided a happy medium to meet the objective for transparency while creating a visual entry point. He suggested for signage large individual letters with the logo on the roofline, either on top of the ridge or mid-slope to break up the roofline. He felt the areas for signage on the drawings looked small compared to the scale of the building. He felt the design was a cross between farm and warehouse buildings and mentioned the large roof-mounted signs in warehouse districts in other cities. Mr. Williams was concerned with roof-mounted signs being allowed under the code. He noted that the maximum allowed signage area would be utilized.

Commissioner Hudgins complimented the applicant on the design and felt it would fit well in the downtown. The vines are a great addition and will complement the space on Hearn Way. He also liked the idea of a roof-top sign and suggested checking with staff on the code.

Commissioner Kreipke noted that murals were mentioned in the request on certain elevations. He would encourage the use of murals to create a sense of identity and to promote the arts.

Chair Hamilton agreed with the prior comments and felt that the objective of providing openness and transparency was met with this design.

Commissioner Barlow requested that the Town provide a letter setting forth the legal basis why he was not allowed to speak during the public comments.

With no further public comment, the agenda item was closed.

ADJOURN

The Study Session was adjourned at 6:17 P.M.

Ryan Hamilton, Chair